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W-2658

PROJECT SUMMARY
“THE VILLAGE AT INSTITUTE ROAD”

The project entails the development of a portion 47.79 acre parcel of land located along the westerly side of Institute Road and the southerly side of Westboro Road. The parcel is bisected by a zoning line with the northern portion being located within an Office and Light Industry district and the southern portion, approximately 33.1 acres, being located in a R—20 Medium Density Residential district. The proposed project is to divide the existing parcel approximately along the zoning line and develop the southern 33.1 acres with a residential subdivision. The project site is mostly wooded with 0.83 acres of wetlands and a vernal pool. The applicant is proposing to develop the property by constructing either a conventional or flexible residential subdivision. An information summary of each concept is as follows.

Conventional Subdivision

1. There will be 46 lots with a minimum area of 20,000.
2. There will be three (3) roadways totaling 3,252 ft. in length.
Road A = 863 ft.
Road B = 1,872 ft
Road C = 517 ft
3. There will be approximately 3.23 acres of open space to protect the existing wetland, vernal pool and 100 foot buffer to the wetland/vernal pool area.
4. The site will be serviced by municipal water and sewer.
5. Runoff will be controlled in accordance with stormwater management guidelines.

Flexible Subdivision

1. There will be 51 lots with a minimum area of 10,000.
2. There will be three (3) roadways totaling 3,127 ft. in length.
Road A = 2,412 ft.
Road B = 263 ft
Road C = 452 ft
3. There will be approximately 12.7 acres of open space with walking trails providing passive recreation and protection of wetland/vernal pool resource areas.
4. The site will be serviced by municipal water and sewer.
5. Runoff will be controlled in accordance with stormwater management guidelines.

Soils

The Soil Survey of Southern Worcester County depicts the soil type on the site as Map Unit 422, Canton fine sandy loam, Hydraulic Soil Group “B”.